

CARMEL CITY CODE
CHAPTER 10: ZONING & SUBDIVISIONS
ARTICLE 1: ZONING CODE
CARMEL ZONING ORDINANCE
CHAPTER 20G: OM/OLD MERIDIAN DISTRICT

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20G.00 OM/Old Meridian District¹

20G.00.01 Purpose, Intent & Authority.

It is the purpose of the Old Meridian District to promote and protect the public health, safety, comfort, convenience and general welfare by providing for consistent and coordinated treatment of the properties surrounding Old Meridian Street in Clay Township, Hamilton County, Indiana. The Commission and Council, in establishing this zone, are relying on IC 36-7-4-600 *et seq.* and IC 36-7-4-1400 *et seq.*

It is recognized that the Old Meridian District is an important growth area to Carmel and to Clay Township. Therefore, it is the further purpose of the District to promote coordinated, quality development per the land use and density recommendations set forth in the Comprehensive Plan; to establish basic standards for structures, landscaping, and other improvements on the properties within the District which promote high quality, innovative site design and at the same time encourage efficient land usage; and to establish development standards which will encourage capital investments for the development of those properties within the Old Meridian Road Corridor District.

This Ordinance further seeks to foster development that will provide this District with a special sense of place that will increase property values, protect real estate investment, encourage neighborhood diversity, spur commercial activity, and attract new businesses. More specifically, the creation of this special sense of place shall be encouraged by means of a coordinated set of design principles for buildings, site planning, landscaping and signage. These principles are

¹ Section 20G.00 amended per Ordinance No. Z-453-04, *Sec-ce.*

intended to guide individual development activities so that they will work together to establish an attractive and relatively dense mixed-use neighborhood.

20G.00.02 Plan Commission Approval.

- A. Development Plan. The Commission shall review the Development Plan (DP) of any proposed use of any Lot or parcel of ground within the Old Meridian District prior to the issuance of an Improvement Location Permit by the Department. See *Section 24.02: Development Plan.*
- B. Architectural Design, Exterior Lighting, Landscaping and Signage. To insure the compatibility of the proposed use with adjoining areas, the Commission shall review the Architectural Design, Exterior Lighting, Landscaping and Signage (ADLS) application of any proposed use of any Lot or parcel of ground within the Old Meridian District prior to the issuance of an Improvement Location Permit by the Department. See *Section 24.03: Architectural Design, Exterior Lighting, Landscaping and Signage.*

20G.00.99 Application Procedure.

- A. Development Plan. See *Section 24.99(A): Development Plan.*
- B. Architectural Design, Exterior Lighting, Landscaping and Signage (ADLS). See *Section 24.99(B): Architectural Design, Exterior Lighting, Landscaping and Signage (ADLS).*

20G.01 unassigned.²

20G.02 Applicability.

20G.02.01 The Official Zoning Map, a part of the Zoning Ordinance, is hereby changed to designate the land described in Exhibit A, and graphically represented in Exhibit B, as the Old Meridian District Zone (the District).

20G.02.02 Development in the District will be governed entirely by the provisions in this Ordinance, except that the provisions of the Subdivision Control Ordinance, the Zoning Ordinance and the Sign Ordinance shall apply if specifically referenced, or if this ordinance is silent in applicable areas.

20G.02.03 This Ordinance, having met the requirements of IC 36-7-4-702(b), constitutes the primary subdivision control ordinance of the District.

20G.03 Definitions.³

The definitions contained in *Chapter 3* of the Zoning Ordinance shall be applicable to this *Chapter 20G*.

² Section 20G.01 amended per Ordinance No. Z-453-04, §cf.

³ Section 20G.03 amended per Ordinance No. Z-365-01.

20G.04 General Development Standards⁴

These general standards are provided to establish a consistent format for development and redevelopment and shall be applicable throughout all zones in the District, unless specifically noted in other areas of this ordinance.

20G.04.01 Architectural Design

- A. All buildings shall be sited in a manner consistent with the adopted Illustrative Plan (the Plan) for the District, Resolution No. CC-12-06-99-01 (see Exhibit C) including, but not limited to: building setbacks, orientation, and pedestrian access.
- B. All building design shall be consistent with the adopted character of the overall District, including building materials, entry, and height.
- C. Buildings that are stylized in an attempt to use the building itself as advertising shall be prohibited, particularly where the proposed architecture is the result of corporate or franchise architecture.
- D. Exterior materials shall be durable and of high quality, such as brick, stone, or precast concrete panels.
 - (1) Highly reflective materials are prohibited.
 - (2) Concrete block is not allowed on the exterior.
 - (3) Non-durable materials such as thin layer synthetic stucco products shall not be used within eight (8) feet of the ground.
- E. Building Façades shall have a defined base or foundation, a middle or modulated wall, and a top formed by an articulated cornice, appropriate to the building style.
- F. Façades constructed of more than one material shall only change material along a horizontal line (not a vertical or diagonal line). The heavier material shall always be placed beneath the lighter material.
- G. Front and side façades of buildings located on corner lots shall be of the same finish, materials, and detailing.
- H. Building entrances shall be defined and articulated by architectural elements such as lintels, pediments, pilasters, columns, and other design elements appropriate to the architectural style and details of the building as a whole.
- I. All window design shall be compatible with the style, materials, color, details and proportion of the building. The number of panes, the way it opens, the trim around it and whether it is embellished with shutters must be consistent with the architectural style of the structure.
- J. Fixed or retractable awnings are permitted if they complement a building's architectural style, material, colors, and details; do not conceal architectural features (such as cornices, columns, pilasters, or decorative details); do not impair façade composition; and are designed as an integral part of the façade. Metal or aluminum awnings are prohibited.
- K. Pedestrian scale detailing is required on the front elevation of the building at the ground level. Because the buildings are viewed very close up, all buildings should exhibit articulated detail and ornament that is scaled to the pedestrian (*Figures 9 and 26.*)

⁴ Section 20G.04 amended per Ordinance No. Z-389-02; Z-451-03, §bd.

- L. Rooftop mechanical and telecommunication equipment shall be fully screened on all sides using parapets, penthouse screens or other similar method and which are integrated into the overall building design and approved by the Commission.
- M. Ground level mechanical/ telecommunication equipment shall be screened from Old Meridian Street and adjoining residential zones or uses using walls, fencing, landscaping, or other method approved by the Commission.
- N. Notwithstanding the foregoing provisions of this *Section 20G.04.01*:
 - (1) Buildings within the Mixed Medical Zone shall be sited in a manner consistent with the development standards set forth in *Section 20G.05.08*;
 - (2) Building Façades within the Mixed Medical Zone shall meet the development standards set forth in *Section 20G.05.08* and
 - (3) *Sections 20G.04.01(H)* and *20G.04.01(K)* shall not apply to buildings in the Mixed Medical Zone.

20G.04.02 Street & Alley Standards.

- A. All streets must accommodate on-street parking.
- B. New streets must connect to existing or planned public streets. No private or internal streets will be acceptable in the District, excepting for permitted Open Drives that exist or have been approved prior to the adoption of this ordinance.
- C. Cul-de-sacs shall be prohibited.
- D. Alleys shall not form the boundary of a park, square, or greenbelt unless a masonry wall, no less than four (4) feet in height, is used for separation.
- E. Utilities shall run along alleys wherever possible. Power lines or other cable utility shall be installed underground.
- F. Streets and alleys will be built to City of Carmel standards, (see dimensional minimums, *Figures 3 & 4*) including pavement, curbs, sidewalks, lighting and signage.
- G. All streets and alleys in the District shall be dedicated to the City.
- H. Street cuts along Old Meridian Street shall occur as shown on the Plan, Resolution No. CC-12-06-99-01.
- I. *Section 20G.04.02(A)*, *Section 20G.04.02(B)* and *Section 20G.04.02(H)* are inapplicable to the Mixed Medical Zone.

20G.04.03 Pedestrian Circulation.

- A. The installation of sidewalks shall be mandatory for all projects in all zones, per *Figures 3-4*.
- B. Walkways shall be provided, as applicable, between buildings in non-residential and multi-family zones to provide access between rear parking areas and Principal building entrances or the street. Unless otherwise noted in this ordinance, the minimum width for walkways shall be eight (8) feet.
- C. Walkways for buildings fronting on Old Meridian Street shall occur at intervals no less than one hundred-fifty (150) feet.
- D. Sidewalks and walkways, when adjacent to commercial buildings should be covered to shelter pedestrians when walking from place to place.
- E. Neither sidewalks nor walkways shall be used by automotive traffic.

- F. Pedestrian trails indicated on the Plan (Exhibit C) must be provided as a public easement in approximately the location shown on the Plan.

20G.04.04 Lighting.

- A. Street lighting shall be provided as part of all projects, on both sides of the street when possible, and spaced no less than one hundred (100) feet apart, and of a design per the adopted City style.
- B. All exterior architectural, display, decorative and sign lighting shall be generated from concealed, low level fixtures.
- C. The maximum height of light standards in parking areas shall not exceed the building height, or twenty-five (25) feet, whichever is less. When light standards abut or fall within ninety (90) feet of single family residential, their height shall not exceed fifteen (15) feet.
- D. Parking area lighting and street lighting shall be of uniform design and materials.
- E. Exterior lighting shall be architecturally integrated with the building style, material and color. Rooftop lighting shall be prohibited.
- F. Exterior lighting of the building or site shall be designed so that light is not directed off the site and the light source is shielded from direct offsite viewing. For any use, illumination levels shall not exceed 0.5 footcandle at the property line.

20G.04.05 Parking.

- A. All off-street parking shall be paved with asphalt or concrete, and curbed using poured-in-place concrete curbing. Alternatives to poured-in-place curbing and paving surface may be approved by the Commission when conflicts arise with tree preservation issues.
- B. Parking areas shall be located at the rear or side of buildings, and screened from the sidewalk by low walls, low fences, or hedges.
- C. Off-street parking areas for Principal Buildings in the Mixed Use, Office, Special Use and Village Zones are to be located to the sides and rear of Principal Buildings; however, if necessary to meet minimum requirements, parking areas may extend into an adjacent zone and shall be a permitted use in the adjacent zone, accordingly.
- D. Parking space dimensions shall be 9' x 20', or 10' x 18', including two (2) feet for bumper overhang.
- E. No curb cuts are allowed on Old Meridian Street, except as shown on the Plan, (Exhibit C).
- F. Adjacent/adjoining parking lots shall be interconnected either by alley or internal driveway.
- G. Bicycle parking shall be provided in non-residential zones, one space per one hundred (100) feet of building frontage.
- H. In the Mixed Medical Zone up to fifteen percent (15%) of parking may be located in front of the Buildings; provided such parking areas are partially screened from the street right-of-way with a ten- to twelve-foot wide Planting Strip using shrubbery, hedges or shade trees. Curb cuts in the Mixed Medical Zone shall be as set forth on *Exhibit D*. Bicycle parking in the Mixed Medical Zone shall be provided in the ratio of one (1) space per two hundred fifty (250) feet of building frontage.

20G.04.06 Landscaping & Fencing.

- A. Shade trees shall be planted within the street right-of-way, parallel to each street, per the standards of the City. Maximum spacing between trees shall be fifty (50) feet, and a minimum of thirty (30) feet.
- B. Small maturing or ornamental trees, such as crab apple or ornamental pears shall not be planted within the street right-of-way.
- C. Parking areas shall be landscaped, as follows:
 - (1) A five-foot (5') wide planting strip shall be provided along the sides and rear of all parking areas. The minimum planting shall include two (2) shade trees and twenty (20) shrubs per 100 linear feet.
 - (2) Parking areas that are located in side yards shall be completely screened from the street right-of-way with a six (6) foot wide planting strip using shrubbery, hedges, shade trees, masonry walls, or combination thereof.
 - (3) Shade trees shall be planted within parking areas greater than 10,000 square feet. There shall be planted one (1) shade tree and five (5) shrubs per every nine (9) spaces.
- D. The design of fencing, sound walls, carports, trash enclosures and similar site elements shall replicate the architecture of the Principal building(s) in construction material and detailing.
- E. Sites with existing trees or stands of trees shall protect and incorporate them into the overall site design. The landscape plan must preserve not less than fifty percent (50%) of all trees that are:
 - (1) Six-inch (6") DBH or larger, and
 - (2) located within the required yard/setback areas.
- F. All landscaping approved as part of an ADLS plan shall be installed prior to issuance of a Certificate of Occupancy by the Department. If it is not possible to install the approved landscaping because of weather conditions, the property owner shall post a bond prior to the issuance of the Final Certificate of Occupancy for the amount equal to the total installed cost of the remaining, uninstalled landscape material.
- G. It shall be the responsibility of the owners and their agents to insure proper maintenance of all trees, shrubs and other landscaping approved as part of the ADLS Plans in accordance with the standards set by this Ordinance. This is to include, but is not limited to, replacing dead plantings with identical varieties or a suitable substitute, irrigation and mulching of planting areas, and keeping the area free of refuse, debris, rank vegetation and weeds.
- H. No landscaping which has been approved by the Plan Commission may later be substantially altered, eliminated or sacrificed without first obtaining further Plan Commission approval. However, minor material alterations in landscaping may be approved by the Director or his designee in order to conform to specific site conditions.
- I. The Director, or his duly appointed representatives, shall have the authority to visit any lot or parcel within the Old Meridian District.

20G.04.07 Product Material & Refuse Storage.

- A. Material or product storage shall occur within the Principal building or an Accessory building, unless otherwise directed in other areas of this ordinance.

- B. Any Accessory Building for storage shall:
 - (1) Be architecturally compatible with the Principal building and integrated into the overall site layout.
 - (2) Be approved by the Commission.
- C. Any Accessory Building for storage or disposal of refuse shall:
 - (1) Accommodate waste and recyclable materials, and, if applicable, grease or other cooking refuse.
 - (2) Be architecturally compatible with the Principal building and integrated into the overall site layout.
 - (3) Be approved by the Commission.

20G.05 **Development Zones**⁵

Eight (8) development zones are hereby established, each with its own development standards. Only those uses detailed within each zone shall be permitted. *Sections 5.01 through 5.08* provide design standards for within each development zones.

20G.05.01 **Single-Family Attached Zone (SFA)**.

- A. **Permitted Uses:** See *Appendix A: Schedule of Uses*.
- B. All developed land shall be divided into side by side attached single family dwellings, which shall be fee simple or condominium ownership, with a maximum of one (1) dwelling unit per attached or detached building (*Figure 5*), except as indicated in *Subsections C and D* below.
- C. Condominium projects may include commonly held property, which may be used for purposes in support of residents, *e.g.* trash enclosures, parking access (alleys), visitor parking or open space.
- D. Within each lot, a separate living unit may be allowed as an accessory use to the main unit. Household employees or relatives of the main occupants of the single family home may occupy this Accessory dwelling. This unit may not have a separate door visible from the street.
- E. Accessory buildings in this zone shall not be permitted, except for detached garages, which shall be constructed of the same materials as the Principal building with which they are associated.
- F. **Building Height, Setbacks and Construction Requirements.**
 - (1) Building Height of the front elevation.
 - (a) Minimum: Twenty-five (25) feet.
 - (b) Maximum: Forty-five (45) feet.
 - (2) **Front Setback.** A portion of the front wall of the Principal building must be placed within the minimum and maximum front setback lines. Stoops, stairs and bay windows may extend into the front setback up to five feet. (*Figure 6*)
 - (a) Minimum: Four (4) feet, measured from right-of-way.

⁵ *Section 20G.05 amended per Ordinance No. Z-369-02, §an; Z-389-02; Z-415-03, §be-bl; Z-453-04, §cg-co.*

- (b) Maximum: Ten (10) feet, measured from right-of-way.
- (3) Side Yard Setback. Most units will be attached dwellings, with no side yard setback.
 - (a) A maximum distance between buildings shall be six (6) feet.
 - (b) No parking or driveways are allowed in side yards.
- (4) Building Width. Single-family units shall be a minimum of twenty-two (22) feet and a maximum of thirty-five (35) feet wide.
- (5) Maximum Lot Coverage. No more than seventy percent (70%) of the land may be covered by buildings, including enclosed garages, and accessory buildings.

G. Building Orientation.

- (1) The front door of the main unit must face the public street and the main front wall of the building must generally be parallel with the street. (*Figure 7*)
- (2) Accessory buildings shall not face the street.

H. Architectural Design.

- (1) Design Intention. The design intention for the Single Family Attached Zone (SFA) is to create a zone of detailed, durable and high quality construction. Each house is to be constructed as an individual unit and the façade of the house is to be composed and interpreted as a single unit rather than a part of a larger complex. (*Figure 8*)
- (2) Materials:
 - (a) Any side of the building facing a public street must be clad in brick or stone and trimmed in wood, stone, tile, precast concrete (no vinyl, aluminum or plywood siding shall be permitted)
 - (b) Windows must be framed in wood or aluminum-clad/vinyl-clad wood. Aluminum storm windows or doors are not allowed.
 - (c) Exterior walks, steps, stoops and paving must be masonry or stone pavers, or poured or precast concrete. Exterior stair handrails and other stair details may be stone, precast concrete or wrought iron. (*Figures 9 and 10*) Wood decking and handrails are allowed only in the rear of a building.
 - (d) Cornice. An articulated cornice must be provided where the roof meets the top of the building wall. (*Figure 11*)
 - (e) Entrances. The front door must face the street and be recessed from three (3) to five (5) feet from the front wall of the building façade. (*Fig. 12*)
 - (f) Finished Floor Level. The finished floor level of the first floor shall be two (2) to six (6) feet above sidewalk level in the front, but may be on grade in the rear. (*Figure 13*) This is to create visual privacy for windows on the street, and to create a rhythm of stoops.
 - (g) Foundation. The foundation should be articulated in a different material than the main façade. There may be windows in the foundation wall which respond to a partially below-grade lower level.

I. Landscaping and Fencing.

- (1) A paved walkway from the stoop to the front sidewalk is required.
- (2) The remaining front yard of all buildings will be maintained with a groomed landscape of low shrubs, ground cover, trees, flowers and/or grass.
- (3) No parking of any vehicles will be allowed in the front yard.
- (4) Exterior lighting is restricted to lamps mounted on the building and low-wattage landscape lighting.
- (5) Low, wrought iron fences and stone or brick walls no taller than thirty (30) inches are allowed in the front yard setback.
- (6) Wrought iron, shadow box wood fences, or other approved fence, or brick or stone walls up to six (6) feet tall are allowed in side and rear yards.
- (7) Fences must be placed at least four feet from the rear property line.
- (8) Chain link fencing is not allowed in this zone.

J. Signs. See *Section 25.07.02-14: Old Meridian District* of the Sign Ordinance.K. Parking.

- (1) All units must have a minimum of two (2) parking spaces per unit included on the lot.
- (2) Parking may be paved or in an attached or detached enclosed garage.
- (3) All parking must be accessed from the rear of the lot.
- (4) No garage openings are allowed to face the public street.

20G.05.02 Multi-Family Housing Zone (MF).A. Permitted Uses.

- (1) See *Appendix A: Schedule of Uses*.
- (2) *unassigned*
- (3) Uses related to the direct operation and exclusive use of the apartment or condominium project such as management office, parking structure, laundry facility, clubhouse, pools, ball courts or other recreation facilities.
- (4) Up to five percent (5%) of the gross building area of a multi-family project may be used for commercial or public purposes that serve the residents of the project, such as a Convenience Market or bank ATM.

B. Building Height and Setbacks, and Construction Requirements.(1) Building Height.

- (a) Minimum: Twenty-eight (28) feet.
- (b) Maximum: Fifty-five (55) feet.
- (c) Parking garages have no minimum height, but may not exceed thirty-five (35) feet.

(2) Front Setback.

- (a) Minimum: Four (4) feet, measured from right-of-way.

- (b) Maximum: Ten (10) feet, measured from right-of-way.
 - (c) A portion of the front wall of the building must be placed within the minimum and maximum front setback lines.
 - (d) Stoops, stairs and bay windows may extend into the front setback up to four (4) feet. (*Figure 6*)
 - (3) Side Yard Setback.
 - (a) Minimum: distance between buildings shall be six (6) feet.
 - (b) No parking or driveways are allowed in side yards.
 - (4) Maximum Lot Coverage. No more than fifty percent (50%) of the property may be covered by buildings, including enclosed garages.
 - (5) Maximum Floor-area Ratio shall be 2.0.
- C. Building Orientation.
- (1) At least seventy-five percent (75%) of buildings in multi-family project must face a public street.
 - (2) On public streets, at least fifty-percent (50%) of the building front shall align with a Build-to line that is a minimum of four (4) feet and a maximum of nine (9) feet from the public street right-of-way. (*Figure 14*) This allows for an open courtyard or other recesses in the front of the building.
- D. Architectural Design.
- (1) Design Intention. This zone is intended to foster urban style multi-family development in keeping with the intention of the Comprehensive Plan. Various urban apartment types are appropriate.
 - (2) Buildings with continuous façades that are sixty (60) feet or greater in width, shall be designed with vertical offsets (projecting or recessed) not less than four (4) feet deep, and at intervals of not greater than fifty (50) feet. (*Figure 15*)
 - (3) All sides or elevations of any building shall be brick exclusive of window areas, gables, and recessed areas, and trimmed in brick, wood, stone or pre-cast concrete.
 - (4) Buildings Entrances.
 - (a) Building entrances shall be defined and articulated by architectural elements such as lintels, pediments, pilasters, columns, and other design elements appropriate to the architectural style and details of the building as a whole. (*Figure 16*)
 - (b) For all buildings that face a public street, there must be at least one entrance on the front of the building. All buildings must be accessible from both the front of the building and the parking areas.
 - (c) Exterior walks, steps, stoops and paving must be masonry or stone pavers, or poured or pre-cast concrete.
 - (5) Courtyards. Courtyards should be enclosed with a fence or wall, not more than six (6) feet tall.
 - (a) Fence construction shall be wrought iron, shadow box wood fences, or other approved material.

- (b) Walls shall be constructed of brick or stone
- (6) All upper level units shall be designed with either a balcony, mirador, or window seat which looks out upon a public street, a court yard, parking area, or public open space.
- E. Signs. See *Section 25.07.02-14: Old Meridian District* of the Sign Ordinance.
- F. Parking.
 - (1) Each unit must have a minimum of one parking space per unit on site; however, this will not include garage parking or on-street parking on public streets.
 - (2) On-site parking lots or structured parking may not be located adjacent to a public street unless screened from view with dense landscaping or brick wall or wooden fence in keeping with the architectural design of the overall project. (Fig. 17)
 - (3) No parking or driveways, or curb cuts are allowed in the front yard setback of any building

20G.05.03 Village Zone (V).

- A. Permitted Uses:
 - (1) The ground floor use of all Village buildings shall be no less than seventy percent (70%) commercial use, with the remaining area exclusively used as service or lobby areas for the upper floors.
 - (2) Upper floors shall be used for apartments or condominiums, general office, health club or fitness facilities, or any permitted use described in *Appendix A: Schedule of Uses*.
 - (3) See *Appendix A: Schedule of Uses*.
 - (4) No service, sales, rental, storage, or display of vehicles or construction equipment is allowed in this zone except for public and employee parking associated with the allowed uses.
 - (5) Drive-through banking, including ATMs, is allowed in this district, if located in the rear of the site (away from the street). No other drive-through facilities are allowed. All design requirements shall apply.
- B. Building Height, Setbacks and Construction Requirements.
 - (1) Building Height.
 - (a) Minimum: Twenty-five (25) feet.
 - (b) Maximum: Fifty-five (55) feet.
 - (2) Front Setback. The buildings must sit on the front property line except for minor recesses, up to five (5) feet, for entrances and outdoor seating. (*Figure 18*)
 - (3) Side Yard Setback. There are no minimum side setbacks; however, walkways to rear parking must be a minimum of six (6) feet wide.
 - (4) Maximum Frontage.
 - (a) No single retail business may exceed fifty (50) feet of frontage on Old Meridian Street, except as noted in (b), below.

- (b) There shall be allowed a maximum of two businesses that occupy up to one hundred fifty (150) feet of frontage on Old Meridian Street.
- (c) Buildings which are intended for occupancy by more than one business may be up to one hundred fifty (150) feet in frontage, however, said buildings shall be designed with vertical offsets as described in *Subsection C* below.
- (d) Continuous façades more than fifty (50) feet wide, shall be designed with vertical offsets at intervals which evenly divide the façade into halves, thirds, or quarters, etc., or shall be designed at intervals not less than fifty (50) feet, whichever is less. These offsets may be projecting, recessed, or may be a simple change in building material or detailing. (*Figure 15*)

C. Building Orientation.

- (1) All buildings shall face the public street, or be sited per the Illustrative Plan.
- (2) The primary entrance to all retail space shall be from a public street.
- (3) Secondary entrances may face the side of the building, however, no rear entrances are allowed except for residential or office uses, emergency exits, employees, loading and trash removal.

D. Architectural Design.

- (1) Design Intention. This zone is intended to foster urban or dense village-like commercial activity, in keeping with the intention of the Comprehensive Plan. The area will be focal point of pedestrian commercial activity in the Old Meridian District. Pedestrian scale signage, lighting, storefront detail, storefront display, streetscape, and openings are required. (*Figure 19*)
- (2) Building Type. Buildings in the Village District must be built as multi-story commercial storefront types, whose characteristics include: (*Figure 20*)
 - (a) A ground floor with transparent storefront glass.
 - (b) Upper floors built of brick with windows inserted into the wall.
 - (c) A distinct cornice line at the top of the wall and intermediate horizontal elements, such as a trim at the top of the ground floor are optional.
 - (d) All buildings, unless otherwise shown in the Plan, must face Old Meridian Street.
 - (e) Buildings must have retail storefronts along the public street front of the first floor of the building, except for pedestrian entrances to parking areas or small entrance lobbies for upper floors.
 - (f) Except as noted in *Subsection (k)* below, Principal Buildings must be at least two (2) floors of occupiable space. Each floor shall have windows on Old Meridian Street. (*Figures 20 & 24*)
 - (g) The first floor and all other floors will have a coordinated composition, which will usually be indicated by the alignment of upper floor windows and other features with openings and features of the first floor.

- (h) The façade shall be flat, with relief provided by windows and surrounds, storefronts, doors, and features such as special brick coursing, pilasters and lintels.
- (i) Roofs must have a pitch of less than ten percent (10%) and not be a substantial visible part of the building.
- (j) The rear of the building may vary from this model and greater leeway is allowed in its composition, however, its materials must be coordinated with the front façade.
- (k) Up to fifteen percent (15%) of the aggregate Old Meridian Street frontage in the Village Zone may be occupied by buildings with only one (1) occupiable floor. All other design requirements shall apply.

E. Construction Materials.

- (1) The first floor and upper floors may be composed of different materials.
- (2) The first floor is composed of storefronts that may be inserted into a masonry, stone or concrete panel frame that is coordinated with the upper floor. Storefronts will be a lightweight material such as aluminum, glass, wood, tile, and panelized composites.
 - (a) At least sixty percent (60%) of the total area of the first floor façade (up to the line of the second floor elevation) must be transparent vision glass. (*Figure 21*)
 - (b) Front and side façades of buildings located on corner lots shall be of the same materials and similarly detailed.
 - (c) Exterior walks, steps, ramps and paving must be masonry or stone pavers, or poured or pre-cast concrete.
 - (d) Retractable or fixed fabric awnings are allowed, but these must fit within the storefront glass area and may not obscure details of the building.
 - (e) The façade of the upper floors on any building which faces a public street shall be constructed of brick, stucco, or other masonry units, and trimmed in stone, contrasting brick, wood, or pre-cast concrete.

F. Lighting.

- (1) Storefronts shall be internally illuminated with spots or other incandescent lighting to prominently and attractively display the business or its products. (*Figure 22*)
- (2) Exterior lighting may be affixed to the building.
- (3) Pedestrian passages to parking lots (walkways) must be lit to a minimum of three (3) footcandles.

G. Signs. See *Section 25.07.02-14: Old Meridian District* of the Sign Ordinance.

H. Parking and Loading.

- (1) Parking shall be provided at the ratio of one (1) space per twelve hundred (1200) square feet of Gross Floor Area.
- (2) On-street parking shall not be used to fulfill parking requirement.

- (3) Parking may be provided on-site or in a convenient remote lot not more than four hundred (400) feet from the property.
- (4) Parking requirements may be reduced if businesses with substantially different peak hour requirements agree to share parking.

20G.05.04 Mixed Use Zone (MU).

A. Permitted Uses.

- (1) This district will provide a mix of compatible uses, including office, high density residential, and retail.
- (2) Retail uses shall only be allowed on the first floor of a building.
- (3) Retail uses shall not occupy more than fifty percent (50%) of any building and be located in buildings that front Old Meridian Street, rather than interior to the site.
- (4) See *Appendix A: Schedule of Uses*.
- (5) Drive-through banking is allowed in this district, but no other drive-through facilities are allowed.

B. Building Height, Setback, and Construction Requirements.

(1) Building Height.

- (a) Minimum: Twenty-eight (28) feet. All buildings must have a minimum of two (2) occupiable floors.
- (b) Maximum: Fifty-five (55) feet.

(2) Front Setback.

- (a) Minimum: Ten (10) feet from all public streets, measured from the right-of-way;
- (b) Maximum: Twenty (20) feet

(3) Building Footprints.

- (a) Minimum: 8,000 square feet.
- (b) Maximum: 15,000 square feet.

(4) Side Yard Setback: Four (4) feet.

(5) Rear Yard Setback: Five (5) feet.

C. Building Orientation.

- (1) Every site that has frontage on Old Meridian Street must have a building that fronts on Old Meridian Street and occupies a minimum of seventy percent (70%) of that frontage.
- (2) Additional buildings may be built in the rear of this property.
- (3) Unless otherwise approved, seventy-five percent (75%) of all buildings must face a public street.

D. Architectural Design.

- (1) Design Intention: This area provides a more sedate character than the Village Zone. The character is compact, with small front lawns and good pedestrian connections along the street. Building sizes are limited to provide a pedestrian scale. Building design shall contribute to the neighborhood scale environment and be compatible with nearby residential uses. (*Figure 24*)
- (2) Materials.
 - (a) Buildings other than multi-family must be faced in brick or stone and trimmed in metal, stone, pre-cast concrete, wood, or stucco.
 - (b) Every face of the building must have openings for windows.
 - (c) Large expanses of glass are allowed, but the building may not be constructed entirely of a metal and glass curtain wall.
 - (d) Multi-family buildings in this zone must conform to all the architectural requirements listed in the Multi-family Zone (MF).

E. Signs. See *Section 25.07.02-14: Old Meridian District* of the Sign Ordinance.

F. Landscaping.

- (1) The front yard setback will be landscaped with shade trees, low shrubs, planting beds and grass or ground cover, as directed by the City.
- (2) Alternatively, up to fifty percent (50%) of the front yard setback may be paved with decorative pavers to allow seating areas or outdoor tables, which areas shall be surrounded by low shrubs or planting beds.
- (3) On-site parking lots or structured parking adjacent to a public street must be separated from the street right-of-way with landscaped strip, no less than six (6) feet wide, containing shade trees, and shrubs or low fences/walls up to four (4) feet high.

G. Parking Requirements.

- (1) Parking must be provided at the ratio of one (1) space for every six hundred (600) square feet of leasable area.
- (2) Some parking may be provided in shared or remote lots.
- (3) Parking must be located in the rear or side of buildings. No parking is allowed in the front yard setback.

20G.05.05 Office Zone (O).A. Permitted Uses:

- (1) This zone will provide a mix of compatible, non-residential uses, including those permitted uses listed in *Appendix A: Schedule of Uses*.
- (2) Drive-through facilities are allowed if located in the rear of the site (away from the street).
- (3) Up to ten percent (10%) of any building in the Office Zone may be occupied by retail uses which are for the express use and convenience of the occupants and users of the building, *e.g.* a snack bar or news stand for office workers.

B. Building Height, Setback, and Construction Requirements.

(1) Building Height.

- (a) Minimum: Twenty-eight (28) feet. All buildings must have minimum of two (2) occupiable floors.
- (b) Maximum: Fifty-five (55) feet.

(2) Front Setback.

- (a) Minimum: Twenty (20) feet from all public streets, measured from the right-of-way;
- (b) Maximum: Twenty-five (25) feet.

(3) Building Footprints.

- (a) Minimum: 8,000 square feet.
- (b) Maximum: 15,000 square feet.

(4) Side Yard Setback.

- (a) Minimum: Four (4) feet.
- (b) Maximum: Twenty (20) square feet.

(5) Building Orientation.

- (a) Every site that has frontage on Old Meridian Street must have a building that fronts on Old Meridian Street and occupies a minimum of seventy percent (70%) of that frontage.
- (b) All buildings must front on a public street, except drive-through banks and accessory structures.

C. Architectural Design.

(1) Design Intention.

- (a) The character is compact, with small front lawns and good pedestrian connections along the street. Building sizes are limited to provide a pedestrian scale.
- (b) Buildings should be designed to contribute to the neighborhood scale environment and to be compatible with residential uses in nearby multi-family and single-family attached zones.

(2) Materials.

- (a) Buildings must be faced in brick and trimmed in metal, stone, pre-cast concrete, wood, or stucco.
- (b) Every face of the building must have openings for windows.
- (c) Large expanses of glass are allowed, but the building may not be constructed entirely of a metal and glass curtain wall.
- (d) Concrete block is not allowed on the exterior.

- (3) Character.
 - (a) Buildings must have an urban and commercial character, not mimicking residential building types.
 - (b) Entrances must be clearly articulated. (*Figure 26*)
- D. Signs. See *Section 25.07.02-14: Old Meridian District* of the Sign Ordinance.
- E. Landscaping.
 - (1) The front yard setback will be landscaped with shade trees, low shrubs, planting beds and/or grass or ground cover as directed by the City.
 - (2) Fences are not allowed in the front setback.
- F. Parking Requirements.
 - (1) Parking must be provided at the ratio of one (1) space for every six hundred (600) square feet of leasable area.
 - (2) Some parking may be provided in shared or remote lots.

20G.05.06 Special Use Zone (SU).

This zone is for public or institutional uses such as places of worship, civic or recreational buildings or libraries. These are special places where it is appropriate and necessary for distinctive buildings to be placed. Allowed uses include:

- A. Permitted Uses: See *Appendix A: Schedule of Uses*.
- B. Additional uses may be allowed in the Special Use Zone upon petition to and approval (or denial) by the Commission, and if they fulfill the following criteria:
 - (1) the use is an important contribution to the civic life of the community;
 - (2) The proposed use is in harmony with the purposes and the land-use standards contained in this District;
 - (3) The proposed use would not be impractical nor detract from the appearance of the Old Meridian District;
 - (4) the user plans an important and distinctive building which will be a focal point for the community;
 - (5) The use is consistent with the policies in the Comprehensive Plan.
- C. Building Height, Setbacks and Construction Requirements.
 - (1) Building Height.
 - (a) Minimum: Thirty-five (35) feet.
 - (b) Maximum: Fifty-five (55) feet, excluding towers or steeples.
 - (2) Building Setback:
 - (a) Minimum: Thirty (30) feet (from roundabout right-of-way).
 - (b) Minimum: Twenty (20) feet (from street right-of-way).
 - (c) Parking shall not be allowed in any area within seventy (70) feet of the traffic roundabout right-of-way. This area shall be dedicated to buildings, and designed open space.

- (3) Building Footprint. The minimum building footprint shall be 10,000 square feet.
- (4) Building Orientation. All buildings must face the traffic roundabout or a major boulevard.

D. Architectural Design.

- (1) Design Intention: This zone provides a highly visible entry point into the Old Meridian District and should display attractive and individual buildings which can be the focal point of the District. Buildings should be architecturally interesting, monumental, and unique.
- (2) Materials.
 - (a) Buildings must be constructed of brick or stone and trimmed in wood, stone, tile, pre-cast concrete or other similar material, consistent with an important site in the city, approved by the Commission.
 - (b) Metal or prefabricated buildings are not allowed.
 - (c) Paving for parking and drives must be concrete or asphalt.
 - (d) Paving for walkways may also be brick or stone pavers or other decorative paving.

E. Parking Requirements.

- (1) The parking requirements for each use will be determined at the time of Development Plan review. For some facilities it is expected that parking may be shared, for example, office uses sharing with religious facilities or civic uses.
- (2) Parking is not allowed in any roundabout or boulevard setback areas.

F. Signs. See *Section 25.07.02-14: Old Meridian District* of the Sign Ordinance.

20G.05.07 Meijer Zone (M).

A. Permitted Uses. The primary use of the Meijer Zone shall be retail or office uses. All uses allowed in Village Zone above are allowed, without restriction for ground or second floor. Additional uses include:

- (1) Not more than one (1) freestanding Convenience Store may be constructed in this zone.
- (2) Not more than one (1) freestanding building greater than 50,000 square feet is allowed in this district. The existing Meijer building is stipulated to be allowed in this district and constitutes the only building greater than 50,000 square feet allowed.
- (3) No repair and/or maintenance of motor vehicles shall be allowed in the Meijer Zone.

B. Construction Requirements, Height and Setbacks.

- (1) Building Height.
 - (a) Minimum: Twenty-five (25) feet.
 - (b) Maximum: Fifty-five (55) feet.

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- (2) Front Setback.
 - (a) The minimum setback from Pennsylvania and Carmel Drive, for all uses except Convenience Stores, is thirty-five (35) feet.
 - (b) The minimum setback from streets in the Old Meridian District is twenty (20) feet.
 - (c) The minimum setback for Convenience Stores from Pennsylvania Street shall be ninety (90) feet.
 - (3) Side and Rear Setbacks: Five (5) feet
 - (4) Building Orientation.
 - (a) All buildings, except Convenience Stores, shall face a public street or a publicly accessible drive ("drive") which directly connects through existing curb cuts to Old Meridian Street.
 - (b) All primary retail entrances must be located immediately adjacent to such a street or drive.
 - (c) Buildings shall be separated from drives by a sidewalk with a minimum width of eight (8) feet.
 - (d) Except for Convenience Stores, no parking is allowed in the areas between a building front and an Open Drive or the street.

C. Architectural Design.

- (1) Design Intention.
 - (a) This zone is intended to support urban or village-like commercial activity, in keeping with the intention of the Comprehensive Plan. The area will adjoin pedestrian commercial activity in the Old Meridian District. Pedestrian scale signage, lighting, storefront detail, storefront display, streetscape, and openings are required for new buildings. *(Figure 19)*
 - (b) Exterior Renovations, reconstruction or rehabilitation of the existing Meijer building must:
 - i. include pedestrian connections to adjacent buildings within the Village Zone;
 - ii. include sidewalks (no less than six (6) feet in width), landscaping and other pedestrian detailing to enhance the pedestrian environment in the front of the building, and may include the provision of additional window /door openings into the Meijer building, and/or
 - iii. Designed Open Space.
 - (2) Building Type.
 - (a) All buildings must have retail storefronts along the public street or Open Drive.
 - (b) The first floor and all other floors will have a coordinated composition, which will usually be indicated by the alignment of upper floor windows and other features with openings and features of the first floor.
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- (c) The façade should have a flat front, with relief provided by windows and surrounds, storefronts, doors, and features such as special brick coursing, pilasters and lintels.
- (d) All buildings will have an articulated cornice at the top of the façade wall.
- (e) Roofs must have flat roofs, or a pitch of less than ten percent (10%) and will not be a substantial visible part of the building.
- (f) The rear of the building may vary from this model and greater leeway is allowed in its composition, however, its materials must be coordinated with the front façade. If the façade of a building is longer than fifty (50) feet, it must be designed to break up the visual length with material variation, offsets or other formal devices. However, buildings of great length should not be designed to look like several small, extremely different buildings.

(3) Construction Materials.

- (a) The first floor is composed of storefronts that shall be inserted into a masonry, stone or concrete panel frame that is coordinated with the upper floor.
- (b) Storefronts will be a lightweight material such as aluminum, glass, wood, tile, and panelized composites.
- (c) Except for the Convenience Store, at least sixty percent (60%) of the total area of the first floor façade (up to the line of the second floor elevation, if applicable) must be transparent vision glass. (*Figure 21*)
- (d) Exterior walks, steps, ramps and paving must be masonry or stone pavers, or poured or pre-cast concrete.
- (e) The building materials used on the existing Meijer store shall be permitted for renovations, or expansions of the existing Meijer building.
- (f) Any new building(s) in the Meijer Zone shall comply with the architecture design standards in *Section 20G.05.07*.

D. Lighting.

- (1) Storefronts shall be internally illuminated with spots or other incandescent lighting so to prominently and attractively display the business or its products. (*Figure 22*)
- (2) Exterior lighting may be affixed to the building.
- (3) The maximum height of light standards in parking areas shall be thirty (30) feet, except when light standards abut or fall within ninety (90) feet of residential zones, the maximum height shall be twenty (20) feet.

E. Signs. See *Section 25.07.02-14: Old Meridian District* of the Sign Ordinance.

F. Parking and Loading Requirements.

- (1) Parking shall be provided at the ratio of one (1) space for every four hundred (400) square feet of gross area in the building.
- (2) On-street parking may not be used to fulfill parking requirements.

- (3) Parking may be provided on-site or in a convenient remote lot not more than four hundred (400) feet from the property.
- (4) Parking requirements may be reduced if businesses with substantially different peak hour requirements agree to share parking.
- (5) Additional curb cuts are not allowed on Old Meridian Street.
- (6) Access to loading areas shall not be allowed from the boulevard street (a.k.a. Grand Boulevard).
- (7) Screened loading areas shall be provided for all retail businesses at the rear of the building.

G. Prior Zoning Commitments for the Meijer Parcel.

- (1) The real estate described in Exhibit "D" which is situated in the Meijer Zone and the Village Zone shall be exempt from the requirements of the U.S. Highway 31 Overlay Zone.
- (2) Those certain Real Estate Covenants executed January 19, 1988, and as amended, shall be vacated upon adoption of this ordinance to exempt the Meijer Parcel from the requirements of the U.S. 31 Highway Overlay Zone, and to conform with the terms, conditions and provisions of this Ordinance governing the permitted uses for the Meijer Zone and the Village Zone.

20G.05.08 Mixed Medical Zone (MM).

A. Permitted Uses.

- (1) This district is designed to permit and facilitate the development, expansion and modernization of a major hospital complex or campus in which a diversity of hospital, health care and supportive uses related thereto is necessary to best perform the hospital's various services to the public and to permit appropriate land use modifications as necessary to facilitate the highest level of such service.
- (2) See *Appendix A: Schedule of Uses*.
- (3) The following uses shall also be permitted provided that they are supportive of the aforementioned primary uses and do not exceed fifteen percent (15%) of the Gross Floor Area of any Building:
 - (a) coffee shop
 - (b) delicatessen
 - (c) barber/beauty shop
 - (d) bookstore
 - (e) flower shop
 - (f) gift shop
 - (g) financial institution

B. Building Height, Setback, and Construction Requirements.

(1) Building Height:

- (a) Maximum: Fifty-five (55) feet, except hospital maximum shall be one hundred (100) feet.
- (b) Minimum: Twenty-four (24) feet. All buildings must have a minimum of two (2) occupiable floors.

(2) Front Setback:

- (a) Minimum: Twenty (20) feet from all public Streets, measured from the right-of-way;
- (b) Maximum: Thirty-five (35) feet except that new Buildings must follow the dominant or average Front Yard Setback dimension of existing Buildings on the same Block and on the same side of the Street, with a variation of up to ten (10) feet allowed.

(3) Building Footprints.

- (a) Minimum: 8,000 square feet.
- (b) Maximum: 20,000 square feet. However, it is recognized that, within the Mixed Medical Zone there are uses which, because of their unique characteristics, require flexibility and a case by case review of the maximum building footprint square footage requirement. If a particular use indicates the desirability for a larger than maximum footprint, the petitioner may submit a request to the Director together with a site plan showing the proposed use of the land, the arrangement of all buildings and structures, the location of streets, driveways, parking and loading areas and such other information as the Director shall request. Following submission of such request, the Director shall respond to the petitioner within ten (10) business days, by either approving, rejecting or proposing alternatives to such request.

(4) Side Yard Setback:

- (a) Minimum: Four (4) feet.

(5) Rear Yard Setback:

- (a) Minimum: Five (5) feet.

C. Building Orientation.

- (1) Every site that has frontage on Old Meridian Street must have Buildings that front on Old Meridian Street and such Buildings must occupy a minimum of seventy percent (70%) of that Frontage.
- (2) Additional Buildings may be built in the rear of any such site fronting on Old Meridian Street.
- (3) Unless otherwise approved, seventy percent (70%) of all Buildings must face a public Street.

-
- D. Architectural Design. This district is to provide an orderly transition of architectural design elements that harmonize the existing architectural design of the main St. Vincent hospital facility (which is located outside the OM district) with the architectural design elements approved for use within the O, SU and MU districts that lie south of and adjacent to the St. Vincent district.
- (1) Materials.
 - (a) Buildings must be faced in brick, stone or pre-cast concrete and trimmed in metal, stone, brick, pre-cast concrete, wood, or stucco.
 - (b) Except for maintenance buildings, storage buildings and similar buildings supportive of a main hospital building, every face of a building must have openings for windows.
 - (c) Large expanses of glass are allowed, but the building may not be constructed entirely of a metal and glass curtain wall.
 - (2) Façades. Continuous façades more than fifty (50) feet wide, shall be designed with vertical offsets at intervals which evenly divide the façade into halves, thirds, or quarters, *etc.*, or shall be designed at intervals not less than fifty (50) feet, whichever is less. These offsets may be projecting, recessed, or may be a simple change in building material or detailing.
- E. Signs. See *Section 25.07.02-14: Old Meridian District* of the Sign Ordinance.
- F. Landscaping.
- (1) The front yard setback will be landscaped with shade trees, low shrubs, planting beds and grass or ground cover.
 - (2) Alternatively, up to fifty percent (50%) of the front yard setback may be paved with decorative pavers to allow seating areas or outdoor tables, which areas shall be surrounded by low shrubs or planting beds.
 - (3) On-site parking lots or structured parking adjacent to a public street must be separated from the street right-of-way with a landscaped strip, as provided in *Section 20G.04.05(H)* with respect to front yards and in no event less than six (6) feet wide, containing shade trees, and shrubs or low fences/walls up to four (4) feet high.
- G. Parking Requirements.
- (1) Number of Parking Spaces. Within the Mixed Medical Zone there are uses which, because of their unique characteristics, require flexibility and a case by case review of the parking requirements. Petitioner shall submit a request to the Director together with a site plan showing the proposed number and type of parking spaces, the arrangement of all buildings and structures, the location of streets, driveways, parking and loading areas and such other information as the Director shall request. Following submission of such request, the Director shall respond to the petitioner within ten (10) business days, by either approving, rejecting or proposing alternatives to such request.
 - (2) Parking Spaces Accessible to the Disabled. Accessible parking spaces shall be provided according to Americans with Disabilities Act (ADA) of 1990. In addition, accessible patient parking at outpatient facilities must equal no less than ten percent (10%) of the total required parking spaces.
 - (3) On-street parking may not be used to fulfill parking requirements.
-

- (4) Parking requirements may be reduced if medical facilities with substantially different peak hour requirements agree to share parking. The terms of a shared or reciprocal parking agreement must accompany the application.
 - (5) Screened loading areas shall be provided at the rear of the building.
 - (6) Parking must generally be located in the rear or side of Buildings. Except as provided in *Section 20G.04.05(H)*, no parking is allowed in the Front Yard Setback.
- H. Development Standards for Uses Permitted in the SFA Zone. The development standards set forth in *Section 20G.05.01(B)* through *20G.05.01(K)* inclusive shall apply to any use permitted by the Single Family Attached Zone.

20G.06 Zoning Waiver.⁶

20G.06.01 The Commission may, after a public hearing, grant an applicant a waiver of any of the dimensional and quantitative standards of this Chapter, but not by greater than thirty-five percent (35%) of the specified standard. However, any approval of such a waiver is subject to all of the following criteria:

- A. The proposal must be in harmony with the purposes and the land-use standards contained in this Chapter.
- B. The proposal must enhance the overall development plan, the adjoining streetscapes and neighborhoods, and the overall Old Meridian District.
- C. The proposal must not produce a site plan or street/circulation system that would be impractical or detract from the appearance of the development plan or the Old Meridian District, and must not adversely affect emergency vehicle access or deprive adjoining noncommercial properties of adequate light and air.

20G.06.02 In granting a waiver, the Commission may impose such conditions that will, in its judgment, secure the purposes of this Chapter. This paragraph does not affect the right of an applicant under Indiana law to petition the Board for a variance from development standards, as provided in IC 36-7-4-918.5 and the Carmel/Clay Zoning Ordinance.

⁶ *Section 20G.06 amended (renamed) per Ordinance No. Z-453-04, §cp.*

EXHIBIT A

Commencing at the point of intersection of the centerline of Guilford Road and the centerline of Old Meridian Street found on Map No. 09-36-00, and extending southwesterly along the centerline of Old Meridian Street approximately 365 feet.

Thence west, following the south property line of parcels 17-09-25-00-00-001.002 and 17-09-26-00-00-003.001 (St. Vincent Hospital & Health), approximately 2550 feet.

Thence south along the western boundary of parcel no. 17-09-26-00-00-007.000 approximately 600 feet.

Thence southwesterly, following a curve which runs parallel to and 600 feet from the right-of-way of U.S. Highway 31, ending at the north right of way line of 131st Street (Main Street), approximately 1120 feet.

Thence west along the north right-of-way of 131st Street (Main Street) to the point of intersection with the west boundary of parcel 16-09-26-00-00-001.001, approximately 200 feet.

Thence south a distance of 33 feet to the point of intersection of the south right-of-way of 131st Street (Main Street) and the east right-of-way line of Pennsylvania Street

Thence south, following the eastern right-of-way line of Pennsylvania Street, to it's point of intersection with the southern property line of parcel 17-09-35-00-00-024.000 (John Kirk), approximately 4060 feet.

Thence east, following the southern property line of parcel 17-09-35-00-00-024.000 (Kirk), approximately 1320 feet.

Thence north, following the east property line of parcels 17-09-35-00-00-024.000, 17-09-35-00-00-025.000, 17-09-35-00-00-026.000, 17-09-35-00-00-027.000, and 16-09-26-00-00-029.001, approximately 1340 feet.

Thence east, following the south property line of parcels 16-09-26-00-00-013.000 (Providence) and 16-09-25-00-00-018.000 (Twin Lakes Apartments) to the centerline of Guilford Road, approximately 2630 feet.

Thence north, following the centerline of Guilford Road, approximately 720 feet.

Thence west, following the south property line of parcel 16-09-25-00-00-019.000 (Carmel Clay Schools), approximately 1300 feet.

Thence north, following the west boundary line of parcels 16-09-25-00-00-019.000, 16-09-25-00-00-019.001, and 16-09-25-00-00-019.000 (Carmel Clay Schools) approximately 1485 feet.

Thence east, following the north boundary line of parcel 16-09-25-00-00-019.000 (Carmel Clay Schools) to the centerline of Guilford Road, approximately 1300 feet.

Thence, north, following the centerline of Guilford Road, approximately 2175 feet, to the point of beginning, containing 370.35 acres more or less.

EXHIBIT B

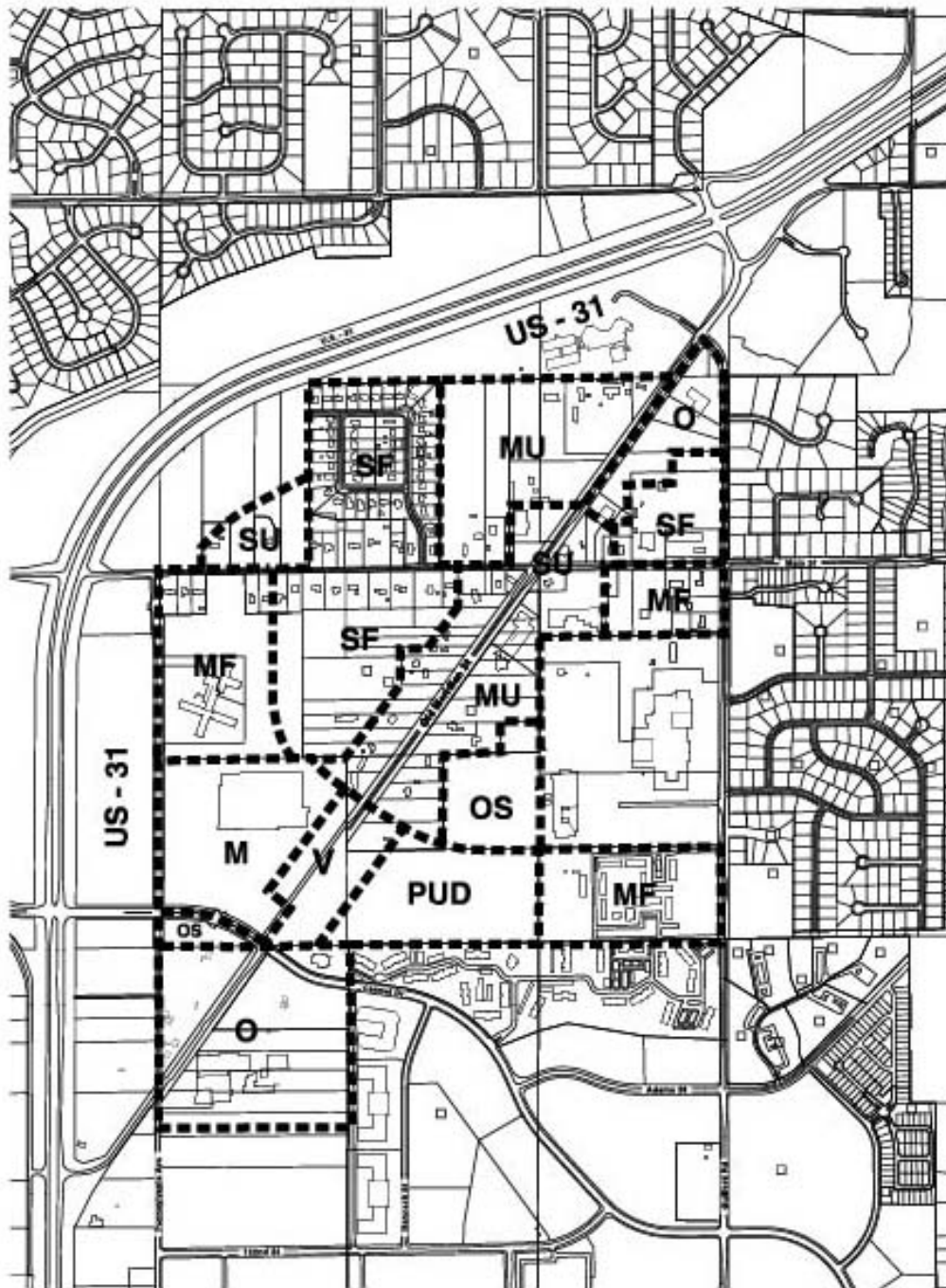


Figure 2 - Zone Map

Key	SU - Special Use District
V - Village	O - Office
MU - Mixed Use	OS - Open Space
SF - Single Family	M - Meijer District
MF - MultiFamily	

The Old Meridian District Zone Map

Chapter 20G: OM/Old Meridian District

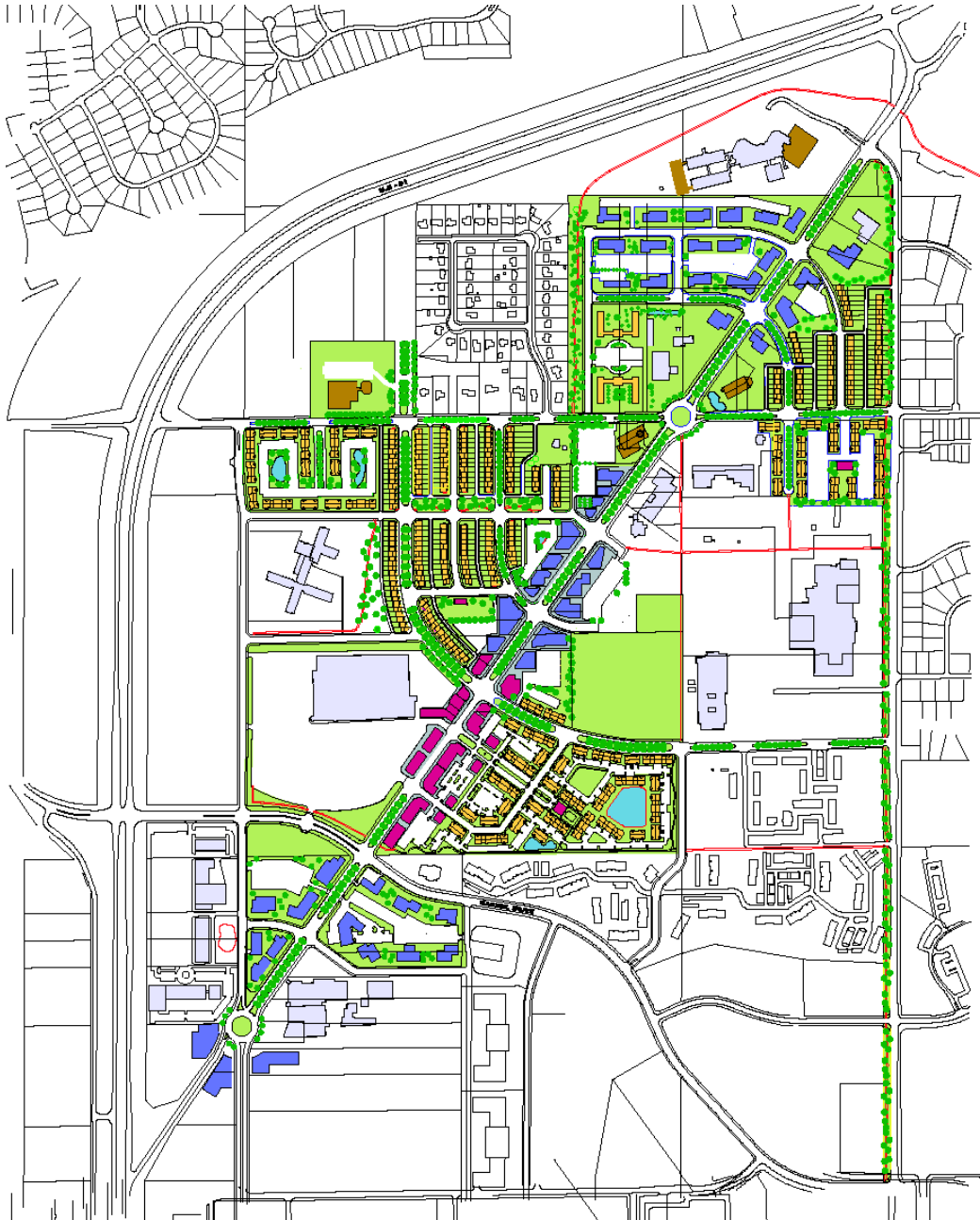
20G-26

as adopted per Z-352. As amended per Z-365-01; Z-369-02; Z-389-02; Z-415-03; Z-453-04

Summer 2004 v1

EXHIBIT C

THE OLD MERIDIAN DISTRICT MASTER PLAN

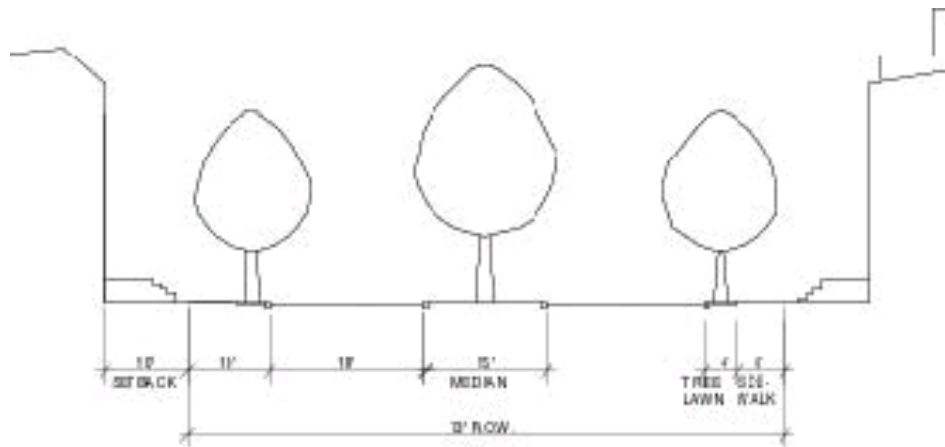
**OLD MERIDIAN CORRIDOR****ILLUSTRATIVE PLAN****SCHERR & SCHERR, INC.**
ARCHITECTURE • URBAN DESIGN

- INSTITUTIONAL
- OFFICE / MIXED USE
- RETAIL VILLAGE
- EXISTING BUILDINGS
- RESIDENTIAL

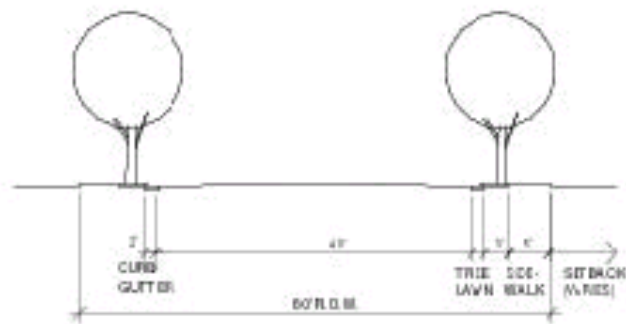
DECEMBER 1999

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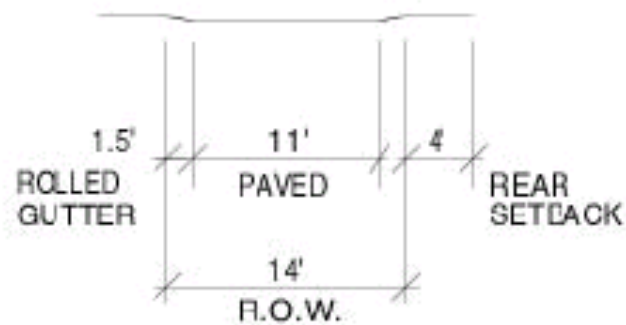
Figure 3-4



RESIDENTIAL BOULEVARD SECTION



STANDARD STREET SECTION



TYPICAL ALLEY SECTION

Figure 5

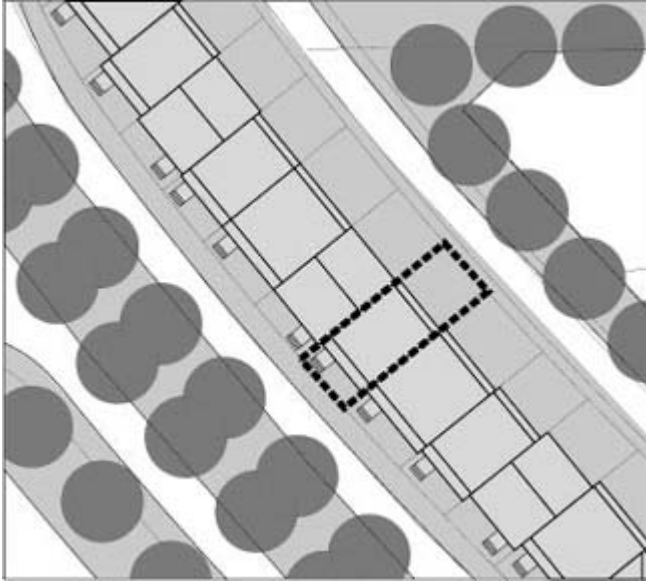


Figure 6



Figure 7

Figure 8a



Figure 8b



Figure 9



Figure 10



Figure 11

Figure 12



Figure 13

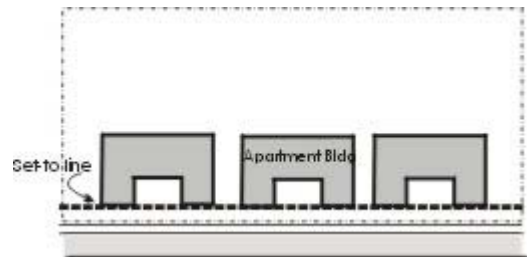


Figure 14-15



Figure 16

Figure 17



Figure 18



Figure 19

Figure 20

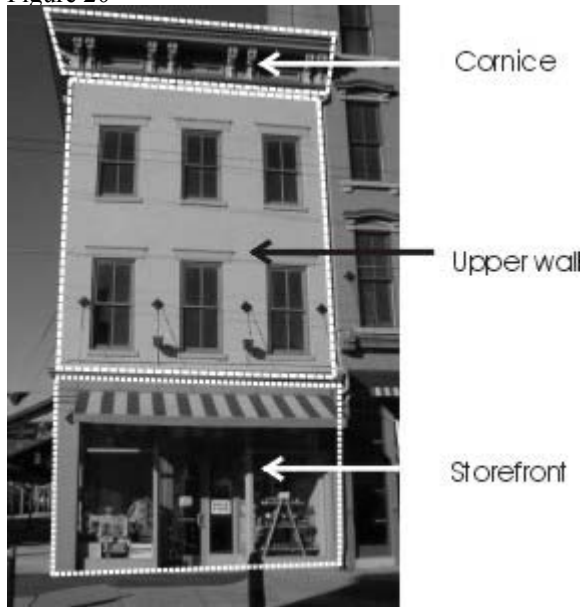


Figure 21

Figure 22



Figure 23⁷

Figure 24



Figure 25



Figure 26



⁷ Figure 23 relocated to Sign Ordinance per Ordinance No. Z-453-04, §cr.

**CHAPTER 20G: OM/OLD MERIDIAN DISTRICT
AMENDMENT LOG**

Ordinance No.	Docket No.	Council Approval	Effective Date	Sections Affected
Z-352				
Z-365-01	76-01a OA	November 5, 2001	November 27, 2001	20G.03
Z-369-02	160-01 OA	April 1, 2002	April 1, 2002	20G.05.02(A)(2) Spring 2002 v2
Z-389-02	32-02 OA	September 3, 2002	September 3, 2002	
Z-415-03	39-02 OA	November 17, 2003	November 18, 2003	20G.04; 20G.05 Autumn 2003 v1
Z-453-04	150-02 OA	August 16, 2004	August 16, 2004	20G.00; 20G.01; 20G.05; 20G.06; 20G.07; Figure 23 Summer 2004 v1